

PRESENT:

Leland J. Roper
 Don Bird
 Mac Bennett
 Cecil Losee
 Thomas Callister
 Willis Morrison

Mayor and presiding
 Councilman
 Councilman
 Councilman
 Councilman
 Councilman

ABSENT:

None

OTHERS PRESENT:

Neil Forster
 Dorothy Jeffery
 Warren Peterson
 Eric DeHaan

City Superintendent
 City Recorder
 City Attorney
 City Engineer

Roger Stowell
 Mr. & Mrs. Rick Viers
 Mr. & Mrs. Alan Viers
 Bob Pendray
 Zane Bennett
 Keith Taylor
 Jack Grayson
 Ronald Johnson

IPP
 A and R Service
 A and R Service
 Home Builders Association
 Home Builders Association
 B.G.F. Investors
 Grayson Const.
 Valley Engineers

Mayor Roper being present called the meeting to order at 7:00 p.m.
 Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a regularly called council meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

Proposed minutes of a Regular Council meeting held November 24th were presented for council to consider for approval, after a discussion of the minutes Councilman Callister MOVED the minutes by approved as presented, MOTION SECONDED by Councilman Bennett and received the unanimous affirmative vote of all councilmen present.

Proposed minutes of a Closed Council meeting held November 10th were presented for council's consideration for approval, Councilman Losee made a MOTION the minutes by approved as presented, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

ACCOUNTS PAYABLE

Accounts payable invoices for the current period were presented by the City Recorder for council approval of payment, they were approved upon a MOTION by Councilman Morrison, SECONDED by Councilman Losee

and received the unanimous affirmative vote of all councilmen present.

HOME BUILDER ASSOCIATION

Bob Pendray explained to council the Home Builders Association has been organized in the Millard County Area, the officers are as follows:

Bob Pendray	President
Zane Bennett	First Vice-president
Gayle Bunker	Second Vice-president
Keith Griffiths	Secretary/Treasurer

Board of Directors

Ralph Christensen	Gary Church
Roland Dutson	Jack Grayson
Bent Mork	Dee Hollingshead

The Board will govern the activities of the association. Mr. Pendray explained the functions of the group and told council they would like to meet with the Delta City Council and the Delta City Planning/Zoning Commission and work with them on the growth expected in our area. Mr. Pendray invited City Superintendent, Neil Forster to attend the monthly meetings that will be scheduled by the association.

Mr. Pendray stated the association would like to have Attorney Warren Peterson as a city representative attend their monthly meeting and give legal council. After some discussion it was the opinion of the council that Attorney Peterson could not answer to both the Home Builders Association and the city in case of a difference of opinion on a particular issue.

Mr. Pendray said it would benefit both the association and the city if the city was represented at their meetings and asked council to discuss the matter. Council agreed to discuss the matter and get back to Mr. Pendray.

DELTA CITY OFFICE BUILDING

Mr. Keith Taylor explained to council his business partner has requested some decision from the council in regards to the future plans of the city for office space. He then presented the following proposals:

1. They will remodel the space the city now has to the specifications of the city, the rent will be 45¢ per sq. ft. with a lease for four (4) of five (5) years.
2. They will leave the space as it is now and not remodel; the city may rent it for one year while they make other plans for office space, however the rent will still be .45¢ per sq. ft. and the city must give Mr. Taylor 90 days notice prior to moving.

Following a general discussion it was the opinion of the council the two proposals would be discussed further and they would

report back to Mr. Taylor at a later date when a decision had been reached.

REVISION OF DELTA CITY ORDINANCES

Attorney Warren Peterson reported on the status of the revision of Delta City Ordinances he also stated Ruth Hansen has agreed to assist them on the work they are doing with the ordinances.

The first two ordinances that will be reviewed by the group is the liquor ordinance and the business license ordinance.

Mayor Roper presented the following letter from Bush and Gudgeall:

Gentlemen:

This letter will serve as a follow-up to some investigation which Linda Borrell has performed on behalf of Delta with regard to a new city building. New West would build the building according to Delta's estimated square footage requirements. The building would then be leased back to Delta at a cost of \$6 to \$8 per square foot per year for seven (7) years, at which time Delta would be offered the first right to refusal for purchase of the building at the going market price. (New West would probably request an independent appraisal to arrive at the market value.) If you would like additional details from New West in order to compare this with other possible methods of obtaining a new building, please contact Linda or myself.

With regard to obtaining grants for necessary surveying, engineering and construction of streets and utilities, it is our understanding that virtually all available funding sources will require a prioritization from MICA. This prioritization will insure that the impacts from development on the towns in Millard County will be shared equitably because of the local make-up of MICA.

In order to have a chance at funding in the coming fiscal year, Linda and I agree that it is imperative that Delta forward to MICA information regarding Bush and Gudgeall's engineering services proposal. You will also need to coordinate with MICA requests for actual construction funds for sewer and water improvements, street installation, and drainage systems. The actual design and cost estimates for these systems would be one product of the surveying and engineering services as discussed in our proposal to you dated July 1980.

I would be happy to discuss with you any aspects of the surveying and engineering work which we propose to do. It is our feeling that work such as this must be done not only in Delta but also county-wide in order to prepare for the construction activity which is now beginning. The need for adequate survey control, utility planning, and street design has already come to your attention many times. Please try to convey this to MICA; if I can be of any help presenting justification for the scope of our work, please let me know. If you need additional information to provide to MICA, I would be happy to give you whatever you feel you need.

Following the reading of the letter there was a general discussion of the list of priorities to be presented to MICA from Delta City.

SOLID WASTE DISPOSAL AREA

Councilman Callister told Council he and Councilman Losee had met with the County Commissioners in regards to the city dump. The county has agreed the area must be cleaned up and they will schedule men and equipment to do the work but they feel the city should participate in the cost of the project. No figures were discussed.

A MOTION was made by Councilman Willis Morrison to authorize Attorney Warren Peterson to prepare a contract to be presented to the county in regards to the maintenance of the city dump, contract to be reviewed by the council prior to presenting it to the county. MOTION SECONDED by Councilman Losee and received the unanimous vote of all councilmen present.

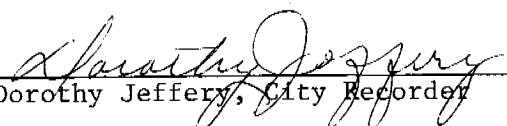
SOLID WASTE PICKUP SERVICE

Rick Viers requested a decision from the council on the proposals for solid waste pickup service.

Mr. Viers was informed the decision could not be reached until the City and County had determined what action would be taken in regards to the city dump.

Mayor Roper asked if there were any further questions or comments, there being none Councilman Bennett MOVED the meeting be adjourned, SECONDED by Councilman Losee, meeting adjourned at 10:35 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, City Recorder